

Warwick Historic District Commission

3275 Post Road
Warwick, Rhode Island 02886

**Meeting Agenda
City of Warwick
Historic District Commission**

Date: Wednesday, January 26, 2022

Time: 6:00 p.m.

Location: Via Zoom Virtual Meeting
<https://us02web.zoom.us/j/84313864717>

or

Via Phone
(All Toll Free) 888 788 0099 or 833 548 0276 or 833 548 0282 or
877 853 5247
Webinar ID: 843 1386 4717

Call to Order

Review and Approval of Board Minutes

Discussion and/or Action, and/or Vote will be taken on the following items:

CONTINUATION
Petition #20-291-31 & 32
Commercial/ALBA Co., LLC
Nine Post Road
Pawtuxet Village
Design Review

The Applicant is before the Board for with a revised plan for the "Hunter's Garage" Project. The existing building is a one-story masonry and steel framed building with a footprint of approximately 75' x 60' (4,500sf). The Applicant had hoped to preserve and restructure the existing building to accommodate a multi-use, multi-story building, with a restaurant on the first floor, and (6) six residential units. A new parking lot will offer 24 spaces.

Planning Department Findings

The Planning Department finds that the Warwick Historic Preservation Plan (p. 89) lists the structure as a non-descript style commercial garage, constructed ca. 1930, a one-story, flat, brick-and-frame utilitarian garage building that has been altered several times. It is located on the site of a blacksmith shop that was in business from the mid-19th century to the early 20th century and owned by Henry L. Johnson. This building was believed to have been erected by Frederick O. Bishop.

Secretary of the Interior Standard of Review

Standard No. 9: New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the historic integrity of the property and its environment.

CONTINUATION **Petition #20-291-31 &32** **Commercial/ALBA Co., LLC** **Nine Post Road** **Pawtuxet Village** **Zone Change Recommendation**

The Applicant is before the Board for a Zone Change recommendation from General Business to General Business Planned Unit Development (PUD) to allow for a mixed-use development of a restaurant on the 1st Floor and multi-family on the upper floors.

Petition No. 274-60 & 61-2022 **Residential** **47 West Street** **Pontiac Village**

The Applicant is requesting a solar installation. The Applicant's representative has worked with the Planning Staff to modify the original submission to address concerns regarding visibility from the street front and has submitted a modified plan, which shifts the solar panels further to the rear garage.

Planning Department Findings

The Tax Assessor' Office had the property designated as an 1885 2.5 story structure.

Secretary of the Interior Standard of Review-Solar Technology

Standard No. 1: It is recommended to install a low-profile solar devised on the historic building so that it is not visible or only minimally visible from the public right-of-way; for example, on a flat roof and set back to take advantage of a parapet or other roof feature to screen solar panels from view; or on a secondary slope of a roof, out of view from the public right-of-way

Standard No. 2: It is recommended to install a solar device on a historic building in a manner that does not damage historic roofing material or negatively impact the building's historic character and is reversible

Standard No. 3: Installing solar roof panels horizontally – flat or parallel to the roof – to reduce visibility is recommended

City of Warwick (HDC) Design Guidelines

- Screen service equipment, including solar panels, wind turbines, satellite dishes, and trash containers from public view.

- The visual impact of mechanical and electrical equipment including, but *not* limited to telecommunications devices, satellite dishes, solar panels, and air handling units should be minimized. These devices may be better located on the ground in screened locations. Installing the associated electric equipment in the basement is the preferred option.

Petition NO. 293-0564-2022
Residential
33 South Atlantic Avenue
Pawtuxet Village-National Register

The Applicant is before the Board for an informal concept. The Applicant will be submitting for an addition/changes to the exterior.

Planning Department Findings

The Planning Department finds that the existing single-family dwelling is listed in the City of Warwick Historic Survey as a 2.5 story Greek revival, flank-gable, clapboard; 5 bay-façade, center-hall-plan Italianate house; with bracketed entry hood and molded window caps, constructed in the 1880's.

Secretary of the Interior Standard of Review

Standard No. 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard No. 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Standard No. 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard No. 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

City of Warwick (HDC) Design Guidelines

Preserve Character Defining Features:

- Avoid removing or altering any historic material or significant and authentic architectural feature
- Original character-defining materials and details that contribute to the historic significance of the structure should be preserved whenever possible

Minimize Intervention, Repair Rather Than Replace:

- Repair deteriorated historic architectural features rather than replace them, whenever possible.

Demolition by Neglect City Council Ordinance
&
Modification to Zoning Ordinance Section 311

The Board will be considering the process for a City Council submission for modifications to the existing Zoning Ordinance for a Historic Demolition by Neglect Ordinance and modifications to 311.3 (a) Certificate of Appropriateness Required.....A certificate of appropriateness is necessary only if a building permit is required.

Adjournment